

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	23/01/2026
Application number:	PL/2025/09148
Proposal:	Technical Details Consent pursuant to Permission in Principle PL/2024/04957 for the erection of 1 No. self-build dwelling with associated works.
Site address:	Land at The Green, Great Cheverell, Devizes, Wiltshire, SN10 5XN
Case officer:	Helena Carney

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA completed

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Ecological Impact Assessment, Ethos Environmental Planning, April 2024
- Planning Statement, Planning Sphere, November 2025
- Landscape Plan, Greenhalgh, November 2025

This application concerns the technical details of a Permission in Principle for one dwelling. The site comprises an area of grazed modified grassland, neighboured by a dwelling to the south, and further grassland and railway line to the north.

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.

A strategic Appropriate Assessment (AA) has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure. The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

In January 2026 Natural England (NE) confirmed that the 2026 strategic AA for Salisbury Plain SPA continues to be supported by NE.

Protected species

Given the relatively low wildlife value of the site (poor condition grazed grassland) and lack of suitable habitats for protected fauna such as reptiles or great crested newts, it is considered unlikely that conditions have changed significantly, and the results of the 2024 survey are considered to still be valid.

The site may be of some suitability for use by foraging and commuting bats, and two trees in the adjoining land were found to have potential roost features. It is understood that these trees will not be removed as a part of the proposal. In line with previous ecology advice, a lighting condition should be applied to manage the residual risk to light-sensitive species such as bats.

The proposed scrub and tree plantings are welcomed. However, no biodiversity enhancement features are shown. In line with the NPPF and CP50, applications that do not fall into the category where Biodiversity Net Gain is required must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. The ecology report's recommendations of bird and bat boxes are welcomed, and details should be secured via a condition.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available, the biodiversity gain planning condition is not considered to apply to this application as it is for self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015), as indicated in the Planning Statement.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Ecological Impact Assessment, Ethos Environmental Planning, April 2024
- Landscape Plan, Greenhalgh, November 2025

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Lighting

No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

3. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – including the type and locations of bat and bird nesting opportunities – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 23/01/2026
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